



**FEE SCHEDULE FOR
Mechanical, Electrical, Plumbing/Gas
Permits**

**City of San Diego
Development Services Department**
1222 First Avenue, MS 401, San Diego, CA 92101-4101

**INFORMATION
BULLETIN**

103

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This information bulletin explains the process and fees associated with mechanical, electrical, and plumbing (MEP) permits. Separate building and MEP permits are required for all non-residential and Multi-Dwelling Unit (MDU) construction. Each building must have its own MEP permit.

Electrical permits are required for all electrical work except as exempted in SDMC Section 129.0303 of the Land Development Code. Mechanical and plumbing permits are required for all mechanical and plumbing work except as exempted in SDMC Section 129.0403 and 129.0404 of the Land Development Code.

Plumbing and Mechanical equipment, including water heaters, washing machines, air conditioner units, and pool equipment shall not be installed in required side or rear yards of Residential Zones unless they comply with SDMC Section 131.0461(a)(5).

I. REQUIRED DOCUMENTS AND REVIEWS

A. General Application, DS-3032

A General Application must be completed. If the property owner is doing the work or is hiring different contractors, a separate Owner-Builder Verification form (DS-3042) must be signed by the owner before the permit can be issued.

B. Circuit Card

A completed and signed City of San Diego Electrical Circuit Card (DS-1779) is required at the time of inspection of any electrical components or systems added to a single dwelling unit or duplex; unless electrical plans, calculations or single-line drawings are included in the approved plans.

C. HERS Rating

When a HERS rating is required, a HERS rater shall provide the test for which the rating is required, and provide a report to the owner or contractor. This certificate is required to obtain final inspection approval. The companies or individuals providing HERS

**Documents referenced in this
Information Bulletin**

- **San Diego Municipal Code, (SDMC)**
- **[Information Bulletin 116](#), Reporting Requirements for Hazardous Materials**
- **[Information Bulletin 187](#), How to Obtain a permit for Electrical Vehicle Charging Stations**
- **[Information Bulletin 203](#), No-Plan Building Permit**
- **[Information Bulletin 208](#), Specifications for Gray Water Systems**
- **[Information Bulletin 301](#), How to Obtain a Permit for Installation of Solar Photovoltaic Systems**
- **[Information Bulletin 581](#), Designated Historical Resource Review**
- **[Technical Bulletin RESD-5-1](#), Water Heaters**
- **Refund Application, [DS-721](#)**
- **Electrical Circuit Card, [DS-1779](#)**
- **General Application, [DS-3032](#)**
- **Owner-Builder Verification, [DS-3042](#)**

testing, shall be certified. A list of the certified companies is available [here](#).

D. Historical Review

If your site contains a designated historical resource, plans will be required for review. Refer to Information Bulletin 581, Designated Historical Resource.

E. Address Review

If an address has not been assigned, a site plan and an addressing review will be required. An additional \$68.88 fee may be assessed for assigning an address.

F. Food Establishment Waste Water Discharge (FEWD) Review

All new or replacement Grease Trap/Interceptors require an approval from Public Utilities Department. Refer to [Public Utilities website](#).

II. OPTIONS FOR SERVICE

A. Online - Visit our [website](#) to apply for Simple Permits online.

B. In Person - Inspection Services Office (for no plan permits only), 9601 Ridgehaven Court, Suite 220 or the Development Services Center, 1222 First Avenue, Third floor.

B. Plan Check/Inspection Fee

Items identified, on the fee schedules, as requiring plans for non-residential and MDU construction (3 or more units) will be reviewed prior to issuance of a permit. In most cases, the plan review occurs as part of a building permit application and the inspection fees are assessed at that time.

III. FEES**A. Records Fee**

This fee is assessed for all projects at issuance to recover the cost of imaging and archiving the documents in Records. If more than one approval is being issued under the same project at the same time, this fee will be charged once.

Records Fee - No Plan Permit\$20

If a plan review is required and one was not conducted as part of a building permit application, plans will be required and a plan review fee will be collected at \$211.77 per hour, in addition to the inspection fees per the fee schedule.

Please note that plan check, inspection and records fees are non-refundable. See Refund Policy noted within Refund Application Form DS-721 for additional refund information.

TABLE 1: ELECTRICAL FEE SCHEDULE (PER BUILDING)

Total Qty	Plans Required ⁵	System	Unit	First Unit	Each Add'l Unit
	Yes	Multi-Dwelling Unit (MDU) Service and Feeder ¹	Dwelling Unit	\$1,191.45	\$54.48
	No	Circuits 15-45 Amps	First 5 Circuits	\$190.18	-
		Circuits 15-45 Amps	6-10 Circuits	-	\$54.48
		Circuits 15-45 Amps	Each add'l 10 circuits over 10, up to 50	-	\$54.48
		Circuits 15-45 Amps	Each add'l 50 circuits over 50	-	\$135.70
	No	Circuits 50-200 Amps	Each 3 Circuits	\$270.36	-
	No	Circuits 225-400 Amps	Each 2 Circuits	\$324.85	-
	Yes ²	Circuits 450-1,000 Amps	Each	\$379.33	-
	Yes ²	Circuits 1,200 Amps or Larger	Each	\$406.06	-
	No	Conduit and J Box Only	Each	\$135.70	-
		Electrical Vehicle Charging Systems (Information Bulletin 187, How to Obtain a Permit for Electrical Vehicle Charging Systems)			
	Yes	Generator Only ³	Each	\$162.42	-
		Solar Photovoltaic (Information Bulletin 301, How to Obtain a Permit for Installation of Solar Photovoltaic Systems)			
	Yes	Specialized Occupancy (e.g., healthcare, hazardous location) ⁴	Each	\$270.36	-

¹ In addition to this fee, use "Circuit" fees for common area distribution circuits in MDU building.

² These items require plans and will be reviewed prior to issuance of a separate electrical permit for single dwelling unit, duplex, and townhome buildings.

³ A Tank Application (see Information Bulletin 116) and a separate plumbing, building, and/or mechanical permit July also be required.

⁴ This fee is in addition to the electrical circuit fees and is required for specialized occupancies as identified in Chapter 5 of the California Electrical Code.

⁵ Where a Yes is indicated, these items are either included with building plans and are reviewed as part of building permit or, if stand-alone, require plans for installation in non-residential or MDU buildings. See Section III(B) for details.

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Upon request, this information is available in alternative formats for persons with disabilities.

TABLE 2A: PLUMBING FEE SCHEDULE (PER BUILDING USE)

The following fees are for plumbing systems that serve the specified use (For example, the hotel fee includes all plumbing systems serving hotel rooms). Plumbing systems serving mixed uses shall be charged based upon each fees listed in Table 2A or Table 2B, as applicable.

Total Qty	Plans Required ⁴	Use	Unit	First Unit	Each Add'l Unit
	Yes	Hotels	Per Guest Room	\$240.55	\$48.32
	Yes	Laboratory (not including restrooms)	Each 5 Fixtures	\$240.55	\$48.32
	Yes	Multiple Dwelling Unit Building (MDU - New)	Each Dwelling Unit	\$240.55	\$120.28
	Yes	MDU Building - Remodel	Each Dwelling Unit	\$240.55	\$48.32
	Yes	Non-Residential Kitchen	Each 5 Fixtures	\$360.83	\$120.28
	Yes	Non-Residential Restrooms	Each 5 Fixtures	\$240.55	\$71.96
	Yes	Non-Residential Shell (not including restrooms)	Each Floor	\$240.55	\$120.28
	Yes	Non-Residential Plumbing Tenant Improvement (not including restrooms or kitchen)	Each Floor	\$240.55	\$120.28
	Yes	Parking Garages	Per Floor	\$240.55	\$48.32
	No	Single Dwelling Unit/Duplex - Kitchen/Bathroom Remodel (Information Bulletin 203, No-Plan Building Permit ¹)	Per Dwelling Unit	\$345.40	-

TABLE 2B: PLUMBING FEE SCHEDULE (PER ITEM)

The following fees are for stand alone permits (plumbing only) or for items that are not serving building uses listed in Table 2A.

Total Qty	Plans Required ⁴	Item	Unit	First Unit	Each Add'l Unit
	Yes ⁵	Backflow Preventer-Domestic	Each	\$71.96	\$23.64
	No	Drain-Repair/Replace (Roof, Deck, Area Drains)	Per Floor	\$48.32	-
	Yes ⁵	Gas System Leak Repair	Each 5 Outlets	\$240.55	\$71.96
	Yes ⁵	Gas System/Meter	Each 5 Outlets	\$240.55	\$71.96
	Yes	Gray Water Systems (Information Bulletin 108- Gray Water Systems)			
	Yes ⁵	Grease Trap / Interceptor ⁶	Each	\$240.55	\$71.96
	Yes ⁵	Pressure Reducing Valve -Domestic	Each	\$86.35	-
	Yes	Private Utilities- Water/Sewer (Information Bulletin 182, How to Obtain a Permit for Private Utilities)	First 100 LF	\$264.19	-
			Each Add'l 10 LF	-	\$23.64
	Yes ⁵	Sewage Ejector	Each	\$240.55	\$71.96
	Yes	Solar Water Heating System (Information Bulletin 209, Solar Water Heating Systems)			
	Yes ⁵	Water Heater ^{2, 7}	Each	\$120.28	\$23.64
	Yes ⁵	Water Softener	Each	\$71.96	\$23.64
	Yes ⁵	Water Submeter	Each 4 Submeters	\$71.96	\$23.64
	No	Water/Waste Pipe Repair/ Replacement - Non-Residential ³	Per Floor	\$240.55	\$120.28
	No	Water/Waste Pipe Repair/Replacement - Residential ³	Per Dwelling Unit	\$240.55	\$71.96

Definition: Fixtures- Plumbing fixtures

¹ The fee includes the cost of a combination permit for all plumbing, mechanical, and electrical work. Plans will be required if scope of work includes any framing.

² A separate electrical permit is required if electrical circuits/devices are installed or modified to provide power to a tankless water heater in MDUs or non-residential building.

³ A separate building permit is required when scope of work includes drywall, wood framing or replacing/installing new finishes in MDUs or non-residential building.

⁴ Where a Yes is indicated, items are either included with building plans and reviewed as part of building permit or stand alone permits will require plans for installation in MDUs or non-residential buildings. See Section III(B) for details.

⁵ These items do not require plans for repair or replacement in kind installations.

⁶ The FEWD "Plan Check List" must be provided at the time of inspection. See Item I(G) for details.

⁷ Replacement of a water heater to a tankless water heater requires plans and plan review (See Technical Bulletin RESD-5-1).

TABLE 3A: MECHANICAL FEE SCHEDULE (PER BUILDING USE)

The following fees are for mechanical systems that serve the specified use (For example, the hotel fee includes all mechanical systems serving hotel rooms). Mechanical systems serving mixed uses shall be charged based upon each fees listed in Table 3A or Table 3B, as applicable.

Total Qty	Plans Required ⁴	Use	Unit	First Unit	Each Add'l Unit
	Yes	Hotels	Per Guest Room	\$240.55	\$48.32
	Yes	Multiple Dwelling Unit (MDU) - New	First 3 Units	\$240.55	-
		MDU - New—Next 4-50 Units	Each Unit	-	\$71.96
		MDU-New-Each Add'l 10 Units over 50 Units	-	-	\$360.83
	Yes ⁵	MDU Building - Remodel	Each Dwelling Unit	\$192.24	\$23.64
	Yes ⁶	Non-Residential Shell	Per Floor	\$360.83	-
	Yes	Non-Residential Tenant Improvement—Ductwork Only	Each 5,000 sf	\$120.28	\$71.96
	Yes	Parking Garage Exhaust System	Each System	\$288.87	\$71.96

TABLE 3B: MECHANICAL FEE SCHEDULE (PER ITEM)

The following fees are for standalone permits (mechanical only) or for items that are not serving the building uses listed in Table 3A.

Total Qty	Plans Required ⁴	Item	Unit	First Unit	Each Add'l Unit
	Yes ⁵	Air Handler	Each	\$144.95	\$48.32
	No	Appliance Vent/Chimney ³	Each	\$71.96	\$23.64
	Yes ⁵	Boiler	Each	\$120.28	\$48.32
	Yes	Chiller	Each	\$192.24	\$48.32
	Yes ⁵	Condensing Unit for HVAC ¹	Each	\$96.63	\$48.32
	Yes	Cooling Tower	Each	\$192.24	\$48.32
	No	Dryer Vent ³	Each	\$96.63	\$23.64
	Yes ⁵	Evaporative Cooler - Makeup Air Unit	Each	\$96.63	\$23.64
	No	Exhaust Fan ³	Each	\$96.63	\$23.64
	Yes ⁵	Fan Coil Unit	Each	\$144.95	\$48.32
	Yes ⁵	Furnace/FAU/Wall Heater ^{1,2,3}	Each	\$96.63	\$48.32
	Yes ⁵	Gas System Leak Repair	Each 5 Outlets	\$240.55	\$71.96
	Yes ⁵	Gas System/Meter	Each 5 Outlets	\$240.55	\$71.96
	Yes ⁵	Heat Pump-Package Unit ²	Each	\$144.95	\$48.32
	Yes ⁵	Heater-Unit/Radiant	Each	\$96.63	\$48.32
	Yes	Hood Type I and/or Duct	Each	\$192.24	\$71.96
	Yes	Hood Type II and/or Duct	Each	\$120.28	\$48.32
NA	Yes ⁵	Mini-Split System ⁷	-	-	-
	Yes	Variable Air Volume Box	Each	\$144.95	-
		Variable Air Volume Box	Each Add'l 5 Units	-	\$48.32
	Yes	Walk-In Cooler/Condenser	Each	\$120.28	\$48.32

¹ Replacement of these systems requires a HERS rating when more than 40 feet of duct is in unconditioned space. See Section I(D) for details.

² A separate Electrical Permit is required if electrical circuits/devices are installed or modified to provide power to a new air conditioner or furnace in Multiple Dwelling Unit (MDU) or non-residential building.

³ Separate building permit is required when scope of work includes drywall, wood framing or replacing/installing new finishes in MDU or non-residential building.

⁴ Where a Yes is indicated, items are either included with building plans and reviewed as part of building permit or stand alone permits will require plans for installation in MDUs or non-residential buildings. See Section III(B) for details.

⁵ These items do not require plans for repair or replacement in kind installations in MDUs or non-residential buildings.

⁶ Non-Residential shell fee shall be used when the shell building includes the heating/cooling systems. For shell building which do NOT include the heating/cooling system, each individual system shall be charged per Table 3B.

⁷ A Mini-Split System includes either a Condenser Unit for HVAC (cooling only) or a Heat Pump Package Unit (heating and cooling) and Air Handler. Select the appropriate combination from the fee schedule.